



Town Council Agenda Report

SUBJECT: VARIANCE

TITLE OF AGENDA ITEM:

V 6-1-99 - Synalovski Gutierrez Architects, Inc., petitioner / EDJ Enterprises, Inc., owner

REPORT IN BRIEF:

Staff is requesting this item be tabled. The petitioner's request for a reduction in the number of required parking spaces was amended at the July 28, 1999 Planning and Zoning Board meeting as a result of a recommendation by the Board for additional egress. This required an additional reduction in parking spaces to be added to the variance request. Therefore, this item was required to be re-advertised and re-presented to the Planning and Zoning Board on August 25, 1999, and the the Town Council meeting of September 15, 1999.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion)

The subject property is part of an overall master plan which includes a portion of property zoned B-3 and A-1. The portion of A-1 property is also a subject of a rezoning (ZB 6-1-99) from A-1 to B-3. The rezoning will allow for the overall master plan property to be under the same zoning and function as a unified development. Upon approval of the rezoning, the petitioner plans to construct a day care facility are believes the Town parking code is excessive. Therefore, the petitioner is requesting a variance to reduce the required parking.

Staff believes the petitioner does not meet the criteria as outlined in section 12-309, required to receive variance approval.

CONCURRENCES: (concerns and/or opinions of affected departments, Committees, Boards or Council)

Staff recommends denial of the requested variance to reduce the number of required parking spaces from 78 to a minimum of 56, with a finding that the request is inconsistent with the variance review criteria of Section 12-309 of the Code and may be considered a self-created hardship.

FISCAL IMPACT:

Not applicable.

RECOMMENDATION(S):

Motion to table to the Town Council meeting of September 15, 1999.

Attachment(s):

Tabling Memo

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM

PZ 08-31-99

9/1/99 TOWN COUNCIL AGENDA ITEM

TO: Bob Middaugh, Town Administrator

FROM: Jason Eppy, Planner II

DATE: August 24, 1999

**RE: V 6-1-99 Synalovski Gutierrez Architects, Inc., petitioner / EDJ
Enterprises, Inc., owner**

Staff is requesting tabling of the above referenced item until the **September 15, 1999**, Town Council meeting. This item was a subject of an amendment to the petition which required re-advertisement and rescheduling of meeting dates. Thank you for your consideration.